

BLDG. NO - 135, KANNAMWAR
MHADA LAYOUT

ZERO F.S.I. IOA

CONTENTS OF THE SHEET

STILT PLAN, BLOCK & LOCATION PLAN, U.G. SECTION -AA, BB, CC

PLAN FOR APPROVAL

Approved subject to conditions mentioned in this
office Letter No. MHADA - 9/1037/2022

Date: 25 JAN 2022

Ex. Eng. E. S. ...
Maharashtra Housing & Area Development Authority

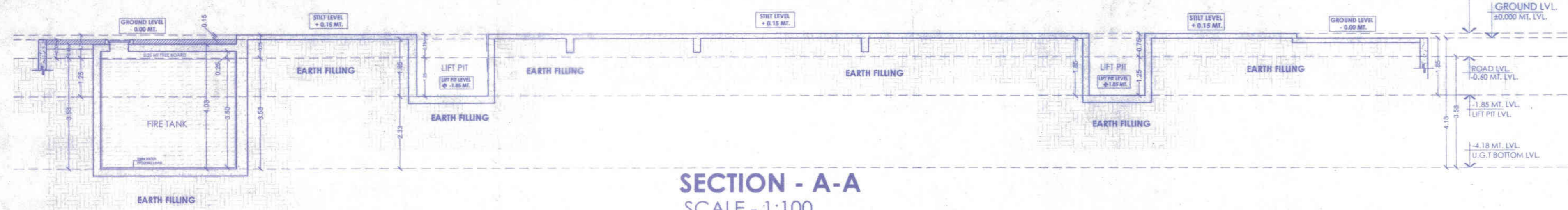
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 4/12/2017
AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE
PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED
OUT IS 885.42 SQ.MTS. WHICH TALLIES WITH THE AREA
STATED IN THE DOCUMENTS

CERTIFICATE OF AREA

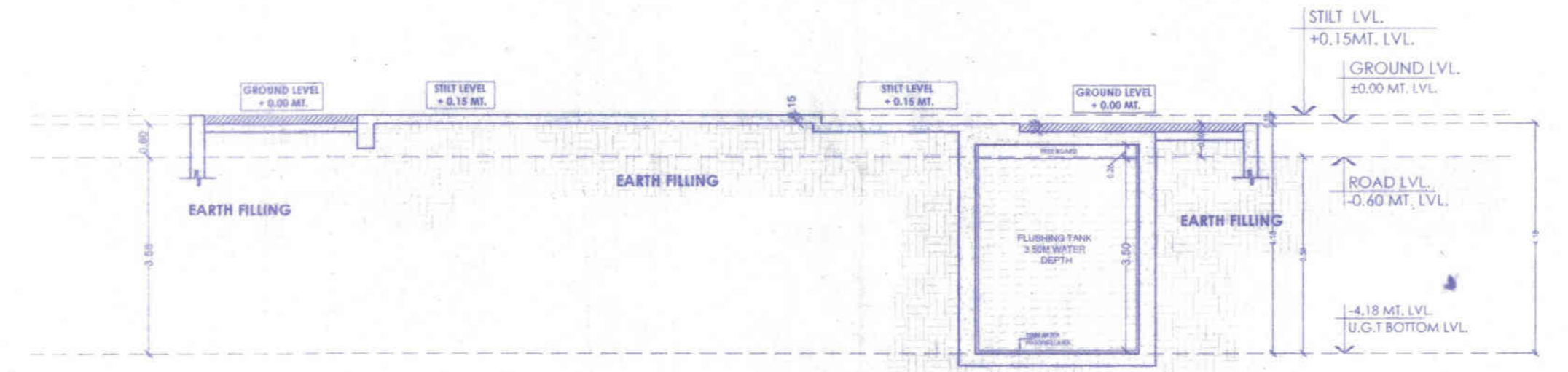
SIGN OF ARCHITECT

PROFORMA - A

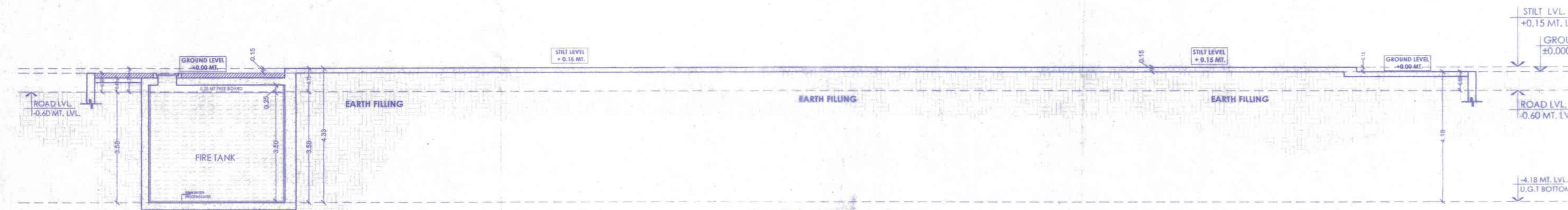
A	Area Statement	Sq.mt.
1 a	Area of the plot as per MHADA Layout & offer letter dated.	885.42
b	Deduction for 15% Recreational Ground / 10% Amenity space	0.00
c	Least area consider for FSI	885.42
2	Deduction for	
a	Road Set-back area	
b	Proposed Road	
c	Any Reservation	
d	Amenity space as per DCPR-2034	
e	other	
4	Deduction for 15% Recreational Ground / 10% Amenity space	0.00
5	Net area of plot	885.42
6	Additions for Floor Space Index	
2(a) / 2 (b)	100% of D.P. road / Set Back / Access road for FSI purpose only	
7	Total Area (5+6)	885.42
8	Gross Plot Area considered for F.S.I	885.42
9	Floor Space Index Permissible	0.00
10	Permissible BUA	0.00
a	Additional BUA as per MHADA Offer Letter dated.	0.00
b	Total BUA Permissible	0.00
	Total BUA Proposed	0.00
	NET BALANCE AREA	0.00
11	Proposed BUA	
	Residential	0.00
	Commercial	0.00
12	Floor Space Index consumed	0.00
B	Details of F.S.I. availed as per DCPR 31 (3)	Sq.mt.
1	Fungible BUA permissible	0.00
	Fungible BUA Proposed	0.00
	Fungible BALANCE AREA	0.00
2	Fungible Compensatory area for rehab component without charging premium	0.00
	Fungible BUA for sale component by charging premium	0.00
i	Total Gross Permissible BUA	0.00
ii	Total Gross proposed BUA	0.00
iii	Total Gross Balance BUA	0.00



SECTION - A-A
SCALE - 1:100



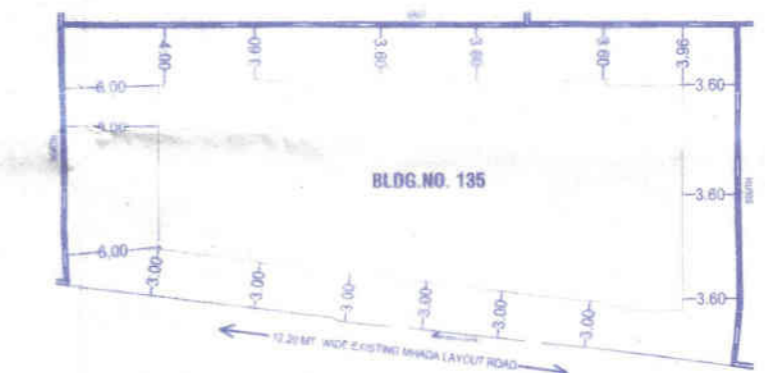
SECTION - B-B
SCALE - 1:100



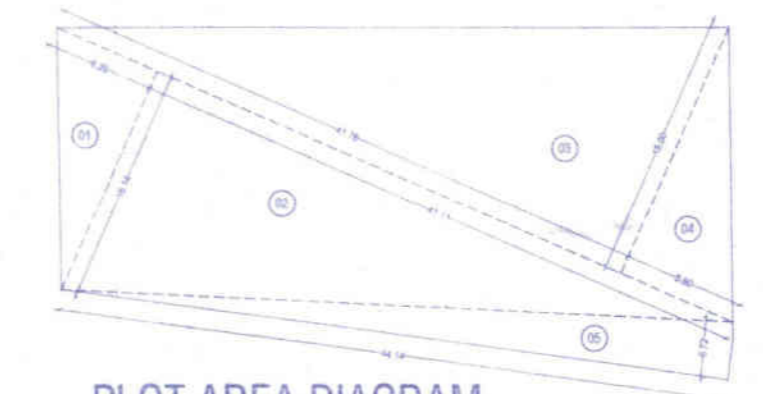
SECTION - C-C
SCALE - 1:100



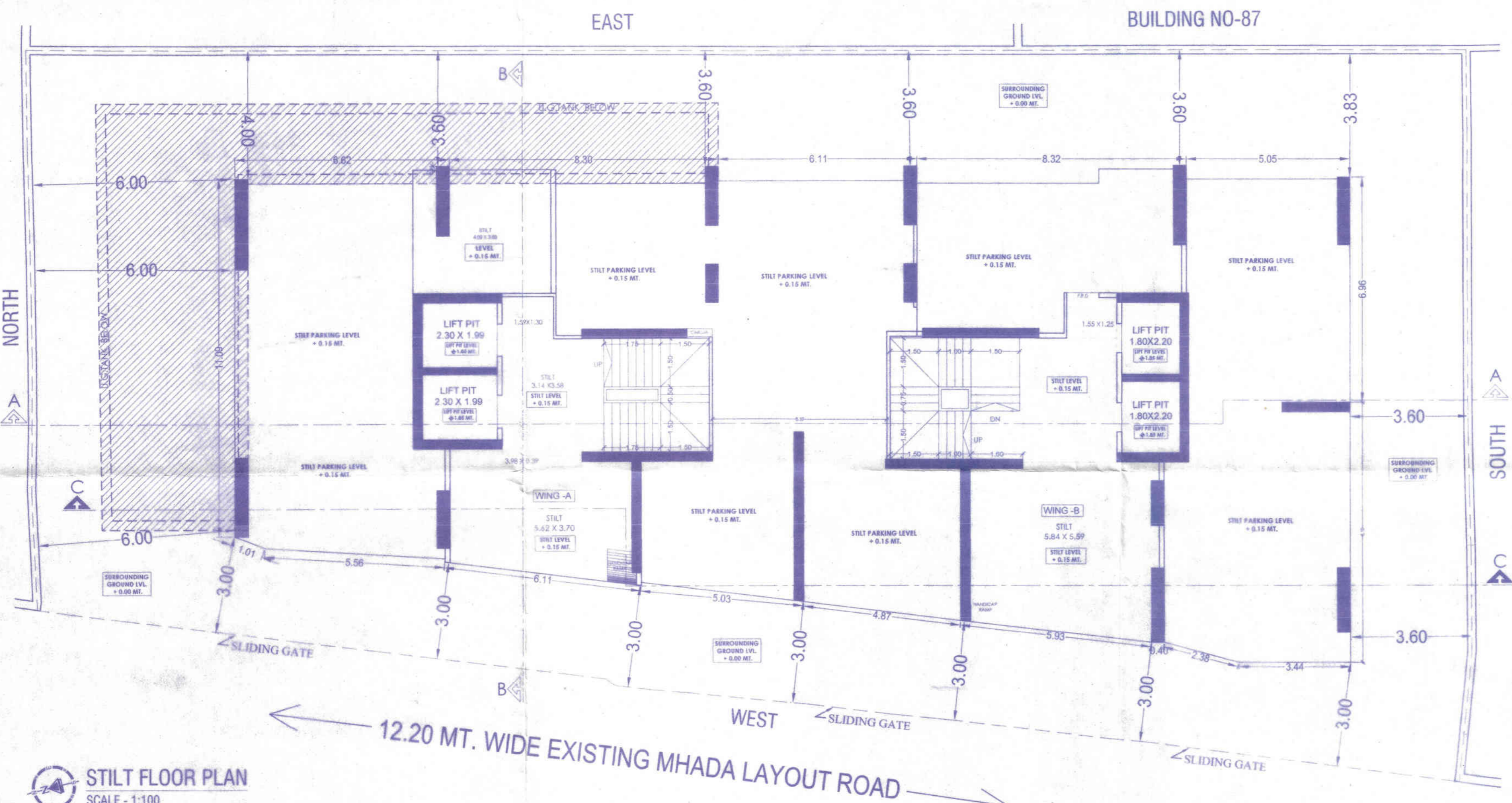
LOCATION PLAN
SCALE - 1:4000



BLOCK PLAN
SCALE - 1:500



PLOT AREA DIAGRAM
SCALE - 1:500



STILT FLOOR PLAN
SCALE - 1:100

PLOT AREA CALCULATION

	ADDITION					
1	16.14	x	6.20	x	0.50	50.03
2	16.14	x	41.11	x	0.50	331.73
3	41.78	x	15.00	x	0.50	313.35
4	15.00	x	5.60	x	0.50	42.00
5	44.14	x	6.72	x	0.50	148.31
TOTAL ADDITION						885.42

- ALL DIMENSIONS ARE IN METRES.
- SCALE USE
 - FLOOR PLAN 1:100.
 - BLOCK PLAN 1:500
 - LOCATION PLAN 1:4000
- THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034 AND AS PER THE PREVAILING REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME.
- GUIDELINES ISSUED IN EODS FOLLOWED.
- THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND CORRECT.

TENEMENT STATEMENT

(i) PROPOSED AREA	0.00
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	0.00
(iii) AREA AVAILABLE FOR TENEMENT	0.00
(iv) TENEMENT PERMISSIBLE	0.00
(v) NEW TENEMENT PROPOSED	0.00
(vi) TENEMENT EXISTING	0.00
TOTAL TENEMENT ON THE PLOT	0.00
(i) TOTAL VEHICLE PARKING REQUIRED BY REGULATION	0.00
(ii) TOTAL NO. OF VEHICLE PARKING PROVIDED	0.00

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BLDG. NO.135 ON PLOT BEARING S.NO.113(PT) / C.T.S. NO. 356 (PT), VILLAGE HARIYALI AT KANNAMWAR NAGAR, VIKHROLI (E), MUMBAI - 83.

NAME OF OWNER: SHRI. MAHESH L. VERAT PARTNER OF M/S. GURUKRUPA REALCON LIFE SPACES LLP. C.A. TO KANNAMWAR NAGAR VIKHROLI, SUKSHANTI C.H.S. LTD. *

SIGNATURE OF ARCHITECT: INGENIOUS ARCHITECTS HANSRAJ R. VISHWAKARMA (ARCHITECT) CA201462969

SIGNATURE OF OWNER: SHRI. MAHESH L. VERAT

DATE: 25/01/2022